

CALL TO ORDER

SALUTE TO THE FLAG

Sunshine Statement: Be advised that proper notice has been given by the Township Council in accordance with the sunshine law in the following manner. Notice advertised in the Burlington County Times and Camden Courier Post on February 23, 2016 and posted on the bulletin board on the same date.

ROLL CALL: Mr. O'Connell, Ms. Pangia, Mr. Schwartz, Mrs. Kolodi and Mr. Catrambone were present.

ALSO PRESENT: Mr. Paris, Mayor, Mr. Long, Solicitor, Mr. Hatcher, Administrator and Ms. Eggers, Municipal Clerk.

APPROVAL OF MINUTES

Mr. Schwartz made a motion, seconded by Ms. Pangia to approve the minutes for January 12, 2016 and January 26, 2016.

There being no questions, the roll was called.

Mr. O'Connell, Ms. Pangia, Mrs. Kolodi and Mr. Catrambone voted aye.

Ayes: 5
Nays: None

Motion Approved

Mrs. Kolodi made a motion, seconded by Mr. O'Connell to approve the minutes for the February 2, 2016 Meeting.

There being no questions, the roll was called.

Mr. O'Connell, Ms. Pangia, Mrs. Kolodi and Mr. Catrambone voted aye. Mr. Schwartz abstained.

Ayes: 4
Nays: None
Abstained: 1

Motion Approved

ORDINANCE ON SECOND READING

**TOWNSHIP OF DELRAN
ORDINANCE 2016-02**

**AN ORDINANCE OF THE TOWNSHIP OF DELRAN ESTABLISHING AN ABANDONED
PROPERTY LIST AND AUTHORIZING THE PUBLIC OFFICER TO DESIGNATE QUALIFIED
REHABILITATION ENTITIES**

WHEREAS, the Township of Delran contains a number of vacant buildings that have been abandoned by their owners, and that are in a state of disrepair and neglect; and

WHEREAS, these buildings, by virtue of their condition and their proximity to other buildings, are diminishing the value of neighboring properties and have a negative effect on the quality of life of adjacent residents and property owners, increasing the risk of property damage through arson and vandalism and discouraging neighborhood stability and revitalization; and

WHEREAS, many of these buildings, or the land on which they are situated, can be used for productive purposes, which will further the revitalization of the Township of Delran and improve its economic and social condition; and

WHEREAS, the Township of Delran desires to use the powers granted local governments under the laws of the State of New Jersey to address the conditions created by these buildings, and further their reuse for productive purposes; and

WHEREAS, by creating an abandoned property list, as set forth in Section 36 of P.L.1996, c.62 (C.55:19-55) as amended by Section 28 of P.L.2003, c.210, the Township of Delran will better be able to address the conditions created by these buildings, and further their reuse for productive purposes;

NOW, THEREFORE BE IT ORDAINED:

- (1) The Department of Community Development is hereby directed to identify abandoned properties within the municipality, place said properties on an abandoned property list established as provided in Section 36 of P.L.1996, c.62 (C.55:19-55), as amended by Section 28 of P.L.2003, c.210, and provide such notices and carry out such other tasks as are required to effectuate an abandoned property list as provided by law.
- (2) The abandoned property list shall apply to the Township of Delran as a whole.
- (3) A public officer shall be appointed by resolution of the Township Council for the purpose of carrying out the responsibilities established by this ordinance, and shall have all the responsibilities and powers provided by law.
- (4) The public officer appointed shall exercise the authority granted the municipality pursuant to Section 13 of P.L.2003, c. 210, to designate qualified rehabilitation entities to act as the designee of the municipality with respect to the provisions of that section.
- (5) The public officer shall provide a report to the mayor and governing body on a quarterly basis, with respect to the number and location of properties on the abandoned property list, the status of those properties, and any actions taken by the municipality or by any qualified rehabilitation entity designated pursuant to the authority granted the public officer with respect to any property on the list or any other abandoned property within the Township of Delran.

Repealer. All ordinances or parts of ordinances inconsistent or in conflict with this Ordinance are hereby repealed as to said inconsistencies and conflict.

Severability. If any section, part of any section, or clause or phrase of this ordinance is for any reason held to be invalid or unconstitutional, such decision shall not effect the remaining provisions of this ordinance. The governing body of the Township of Delran declares that it would have passed the ordinance and each section and subsection thereof, irrespective of the fact that any one or more of the subsections, sentences, clauses or phrases may be declared unconstitutional or invalid.

Effective Date. The ordinance shall take effect immediately upon passage and publication according to law.

Mr. Schwartz made a motion to open the meeting to the public, seconded by Mrs. Kolodi. All were in favor, motion approved.

There were no comments.

Mr. Schwartz made a motion to close the public portion, seconded by Ms. Pangia. All were in favor, motion approved.

Mr. Schwartz made a motion, seconded by Mrs. Kolodi to adopt the ordinance on second reading.

There being no questions, the roll was called.

Mr. O'Connell, Ms. Pangia, Mr. Schwartz, Mrs. Kolodi and Mr. Catrambone voted aye.

Ayes: 5

Nays: None

Motion Approved

TOWNSHIP OF DELRAN

ORDINANCE 2016-03

AN ORDINANCE OF THE TOWNSHIP OF DELRAN ESTABLISHING REGISTRATION REQUIREMENTS, REGISTRATION FEES, INSPECTION REQUIREMENTS, MAINTENANCE REQUIREMENTS AND INSURANCE REQUIREMENTS FOR VACANT PROPERTIES

WHEREAS, the Township of Delran (the "Township") contains structures which are vacant in whole or large part; and

WHEREAS, in many cases, the owners or responsible parties of these structures are neglectful of them, are not maintaining or securing them to an adequate standard or restoring them to productive use; and

WHEREAS, it has been established that vacant and abandoned structures cause severe harm to the health, safety and general welfare of the community, including diminution of neighboring property values, increased risk of fire and potential increases in criminal activity and public health risks; and

WHEREAS, the Township incurs disproportionate costs in order to deal with the problems of vacant and abandoned structures, including, but not limited to, excessive police calls, fire calls and property inspections; and

WHEREAS, it is in the public interest for the Township to establish minimum standards of accountability on the owners or other responsible parties of vacant and abandoned structures in order to protect the health, safety and general welfare of the residents of the Township; and

WHEREAS, it is in the public interest for the Township to impose a fee in conjunction with registration of vacant and abandoned structures in light of the disproportionate costs imposed on the Township by the presence of these structures.

NOW, THEREFORE, be it ordained by the Mayor and Council of the Township of Delran as follows:

(1) For purposes of this Ordinance, the following terms are defined as set forth herein:

MUNICIPAL OFFICER – shall mean the person who shall be appointed pursuant to a resolution of the Township Council as the Municipal Officer as described in this ordinance.

OWNER – shall include the title holder, any agent of the title holder having authority to act with respect to a vacant property, any foreclosing entity subject to the provisions of C.46:10B-51 (P.L. 2008, c. 127, Sec. 17 as amended by P.L. 2009, c. 296), or any other entity determined by the Township to have authority to act with respect to the property.

VACANT PROPERTY – any building used or to be used as a residence which is not legally occupied or at which substantially all lawful construction operations or residential occupancy has ceased, and which is in such condition that it cannot legally be reoccupied without repair or rehabilitation, including, but not limited to, any property meeting the definition of abandoned property in N.J.S.A. 55:19-80; provided, however, that any property where all building systems are in working order, where the building and grounds are maintained in good order, or where the building is in habitable condition, and where the building is being actively marketed in good faith and using best efforts by its owner for sale or rental, shall not be deemed a vacant property for purposes of this ordinance. Actively marketing the property for sale or rental shall require efforts beyond the placing of a sign in or on the property advertising that the property is for sale or rent.

(2) a. As of the effective date of this ordinance, the owner of any vacant property as defined herein shall, within 30 calendar days after the building becomes vacant property or within 30 calendar days after assuming ownership of the vacant property, whichever is later; or within 10 calendar days of receipt of notice by the municipality, file a registration statement for such vacant property with the municipal officer on forms provided by the Township for such purposes. Failure to receive notice by the municipality shall not constitute grounds for failing to register the property.

b. Each property having a separate block and lot number as designated in official records of the municipality shall be registered separately.

c. The registration statement shall include the name, street address, telephone number, and email address (if applicable) of a person 21 years of age or older, designated by

the owner or owners as the authorized agent for receiving notices of code violations and for receiving process in any court proceeding or administrative enforcement proceeding on behalf of such owner or owners in connection with the enforcement of any applicable code; and the name, street address, telephone number and email address (if applicable) of the firm and the actual name(s) of the firm's individual principal(s) responsible for maintaining the property. The individual or representative of the firm responsible for maintaining the property shall be available by telephone or in person on a 24-hour per day, seven-day per week basis. The two entities may be the same or different persons. Both entities shown on the statement must maintain offices in the state of New Jersey or reside within the state of New Jersey.

d. The registration shall remain valid for one year from the date of registration. The owner shall be required to renew the registration annually, as long as the building remains a vacant property, and shall pay a registration or renewal fee in the amount prescribed in this ordinance, for each vacant property registered. The owner must renew the registration annually by January 1st of each year.

e. The owner shall notify the municipal officer within 30 calendar days of any change in the registration information by filing an amended registration statement on a form provided by the municipal officer for such purpose.

f. The registration statement shall be deemed *prima facie* proof of the statements therein contained in any administrative enforcement proceeding or court proceeding instituted by the Township against the owner or owners of the building.

(3) The owner of any vacant property registered under this ordinance shall provide access to the Township to conduct exterior and interior inspections of the building to determine compliance with municipal codes, upon reasonable notice to the property owner or the designated agent.

a. An owner who meets the requirements of this ordinance with respect to the location of his/her residence or workplace in the State of New Jersey may designate himself/herself as agent or as the individual responsible for maintaining the property.

b. By designating an authorized agent under the provisions of this section the owner consents to receive any and all notices of code violations concerning the registered vacant property and all process in any court proceeding or administrative enforcement proceeding brought to enforce code provisions concerning the registered building by service of the notice or process on the authorized agent. Any owner who has designated an authorized agent under the provisions of this section shall be deemed to consent to the continuation of the agent's designation for the purpose of this section until the owner notifies the Township, in writing, of a change of authorized agent or until the owner files a new annual registration statement.

c. Any owner who fails to register vacant property under the provisions of this Article shall further be deemed to consent to receive, by posting on the building, in plain view, and by service of notice at the last known address of the owner of the property on record with the Township by regular and certified mail, any and all notices of code violations and all process in an administrative proceeding brought to enforce code provisions concerning the building.

(4) a. The registration and annual renewal fee for each building shall be as follows:

Vacant Property Registration Fee Schedule

Initial Registration	\$500.00
First Renewal	\$1,500.00
Second Renewal	\$3,000.00
Subsequent Renewal	\$5,000.00

b. At least 20% of all fee income resulting from the application of this ordinance shall be used for the sole purpose of carrying out municipal activities with respect to vacant and distressed properties, including, but not limited to, code enforcement, abatement of nuisance conditions, stabilization, rehabilitation, and other activities designed to minimize blight and further productive reuse of properties.

(5) The owner of any building that has become vacant property, and any person maintaining or operating or collecting rent for any such building that has become vacant shall, within 30 days thereof:

a. Enclose and secure the building to the satisfaction of the Municipal Officer against unauthorized entry as provided in the applicable provisions of the Township Code, or as set forth in the rules and regulations supplementing those codes; and

b. Post a sign affixed to the building indicating the name, address and telephone number of the owner or the owner's authorized agent, for the purpose of service of process, and the person responsible for the day-to-day supervision and management of the building, if such person is different from the owner holding title or authorized agent. The sign shall be of a size no smaller than 18" x 24" and shall include the words "To report problems with this building, call...", and placed in such a location, so as to be legible from the nearest public street or sidewalk, whichever is nearer; and

c. Secure the building to the satisfaction of the Municipal Officer from unauthorized entry and maintain the sign until the building is again legally occupied or demolished, or until repair or rehabilitation of the building is complete; and

d. Make provision for the cessation of electric or gas utility services to the property; other than buildings with a fire sprinkler system, and

e. Make provision for the winterizing of the property by the cessation of water service to the property and the draining of water lines; other than buildings with a fire sprinkler system, and

f. Make provision for the cessation of the delivery of mail, newspapers and circulars to the property, including having the property listed on the exclusion list maintained by the Township of Delran for the delivery of circulars and advertisements to the property; and

g. Make provision for the maintenance of the lawn and yard, including regular grass cutting as required by the applicable provisions of the Code of the Township of Delran; and

h. Ensure that the exterior grounds of the structure, including yards, fences, sidewalks, walkways, right-of-ways, alleys, retaining walls, attached or unattached accessory structures and driveways, are well-maintained and free from debris, loose litter, and grass and weed growth; and

i. Continue to maintain the structure in a secure and closed condition to the satisfaction of the Municipal Officer, keep the grounds in a clean and well-maintained condition, and ensure that the sign is visible and intact until the building is again occupied, demolished, or until repair and/or rehabilitation of the building is complete.

(6) The owner of any vacant property shall acquire and otherwise maintain liability insurance, in an amount of not less than \$300,000.00 for buildings designed primarily for residential use, and not less than \$1,000,000.00 for any other building, including, but not limited to, buildings designed for multi-family, manufacturing, industrial, storage or commercial uses, covering any damage to any person or any property caused by any physical condition of or in the building or property subject to the provisions of the ordinance. Said insurance shall provide a rider for payment of all demolition costs should the vacant building become abandoned and require the Township to demolish the building. Any insurance policy acquired or renewed after the building has become vacant shall provide for written notice to the municipal officer within 30 calendar days of any lapse, cancellation or change in coverage. The owner shall attach evidence of the insurance to the owner's registration statement. Any registration statement submitted that does not include such evidence shall be deemed to be an invalid registration. Insurance must name the Township of Delran as party or payee for demolition costs should the Township deem demolition is required.

(7) Any owner of vacant property who plans to restore the property to productive use and occupancy during the twelve month period following the date of the initial registration of the property shall file a sufficiently detailed statement of the owner's plans for restoration of the property with the registration statement along with a timeline schedule. Any owner who within the initial registration period completes restoration of the property whereby the property no longer is defined as a vacant property may request a 50% refund of the vacant property registration fee from the municipal officer upon presentation of a Certificate of Occupancy.

(8) The municipal officer may issue rules and regulations for the administration of the provisions of this ordinance. Such administratively promulgated rules and regulations shall be in writing and shall be provided to the owners of properties registered under this Article or their designated agents within 30 calendar days of their effective date.

(9) Violations.

a. Any person who violates any provision of this Article or of the rules and regulations issued hereunder shall be fined not less than \$500.00 and not more than \$1,000.00 for each offense. Every day that a violation continues shall constitute a separate and distinct offense. Fines assessed under this chapter shall be recoverable from the owner and shall be a lien on the property.

b. For purposes of this section, failure to file a registration statement within 30 calendar days after a building becomes vacant property or within 30 calendar days after assuming ownership of a vacant property, whichever is later; or within 10 calendar days of receipt of notice by the municipality, and failure to provide correct information on the registration statement, failure to comply with the provisions of Sections 2 through 6 of this ordinance, or such other provisions contained herein shall be deemed to be violations of this ordinance.

Repealer. All ordinances or parts of ordinances inconsistent or in conflict with this Ordinance are hereby repealed as to said inconsistencies and conflict.

Severability. If any section, part of any section, or clause or phrase of this ordinance is for any reason held to be invalid or unconstitutional, such decision shall not effect the remaining provisions of this ordinance. The governing body of the Township of Delran declares that it would have passed the ordinance and each section and subsection thereof, irrespective of the fact that any one or more of the subsections, sentences, clauses or phrases may be declared unconstitutional or invalid.

Effective Date. The ordinance shall take effect immediately upon passage and publication according to law.

Mr. Schwartz made a motion to open the meeting to the public, seconded by Ms. Pangia. All were in favor, motion approved.

There were no comments.

Mrs. Kolodi made a motion to close the public portion, seconded by Mr. O'Connell. All were in favor, motion approved.

Mr. Schwartz made a motion, seconded by Ms. Pangia to adopt the ordinance on second reading.

There being no questions, the roll was called.

Mr. O'Connell, Ms. Pangia, Mr. Schwartz, Mrs. Kolodi and Mr. Catrambone voted aye.

Ayes: 5

Nays: None

Motion Approved

ORDINANCE ON FIRST READING

**TOWNSHIP OF DELRAN
ORDINANCE 2016-04**

AN ORDINANCE AMENDING CHAPTER 299, SECTION 11 OF THE TOWNSHIP OF DELRAN'S MUNICIPAL CODE TO REGULATE THE LEAVES, GRASS, AND OTHER COMPOSTABLE MATERIALS FOR COLLECTION BY THE TOWNSHIP

Mr. O'Connell made a motion, seconded by Mrs. Kolodi to adopt Ordinance 2016-04 on first reading.

There being no questions, the roll was called.

Mr. O'Connell, Ms. Pangia, Mr. Schwartz, Mrs. Kolodi and Mr. Catrambone voted aye.

Ayes: 5

Nays: None

Motion Approved

**TOWNSHIP OF DELRAN
ORDINANCE 2016-05**

**AN ORDINANCE TO ESTABLISH SALARY RANGES FOR VARIOUS EMPLOYEES OF THE
TOWNSHIP OF DELRAN, COUNTY OF BURLINGTON, STATE OF NEW JERSEY AND
REGULATING THE MANNER OF PAYMENT OF SAME.**

Ms. Pangia made a motion, seconded by Mrs. Kolodi to adopt Ordinance 2016-04 on first reading.

There being no questions, the roll was called.

Mr. O'Connell, Ms. Pangia, Mrs. Kolodi and Mr. Catrambone voted aye. Mr. Schwartz abstained.

Ayes: 4
Nays: None
Abstained: 1

Motion Approved

RESOLUTIONS

**TOWNSHIP OF DELRAN
RESOLUTION 2016-51**

**REFUNDING RETURN CHECK FEE AND INTEREST
DUE TO BANK ERROR**

Mr. Schwartz made a motion, seconded by Mrs. Kolodi to adopt Resolution 2016-51.

There being no questions, the roll was called.

Mr. O'Connell, Ms. Pangia, Mr. Schwartz, Mrs. Kolodi and Mr. Catrambone voted aye.

Ayes: 5
Nays: None

Motion Approved

**TOWNSHIP OF DELRAN
RESOLUTION 2016-52**

**REFUNDING CONSTRUCTION PERMIT FEE FOR
CONSTRUCTION PERMIT #20150683**

Mrs. Kolodi made a motion, seconded by Mr. O'Connell to adopt Resolution 2016-52.

There being no questions, the roll was called.

Mr. O'Connell, Ms. Pangia, Mr. Schwartz, Mrs. Kolodi and Mr. Catrambone voted aye.

Ayes: 5
Nays: None

Motion Approved

**TOWNSHIP OF DELRAN
RESOLUTION 2016-53**

**RELEASING PLANNING AND ZONING
BOARD ESCROWS**

Mrs. Kolodi made a motion, seconded by Ms. Pangia to adopt Resolution 2016-53.

There being no questions, the roll was called.

Mr. O'Connell, Ms. Pangia, Mr. Schwartz, Mrs. Kolodi and Mr. Catrambone voted aye.

Ayes: 5
Nays: None

Motion Approved

**TOWNSHIP OF DELRAN
RESOLUTION 2016-54**

APPROVING SEWER CONNECTION FOR AUTO ZONE

Ms. Pangia made a motion, seconded by Mr. Schwartz to adopt Resolution 2016-54.

There being no questions, the roll was called.

Mr. O'Connell, Ms. Pangia, Mr. Schwartz, Mrs. Kolodi and Mr. Catrambone voted aye.

Ayes: 5
Nays: None

Motion Approved

**TOWNSHIP OF DELRAN
RESOLUTION 2016-55**

**AUTHORIZING PAYMENT OF ACCUMLATED SICK TIME TO
R. HUGH MCCURLEY**

Mr. O'Connell made a motion, seconded by Mrs. Kolodi to adopt Resolution 2016-55.

There being no questions, the roll was called.

Mr. O'Connell, Ms. Pangia, Mr. Schwartz, Mrs. Kolodi and Mr. Catrambone voted aye.

Ayes: 5
Nays: None

Motion Approved

MOTIONS

Mr. O’Connell made a motion approving the Hardship Waiver Request for 137 Foxglove Drive and 314 Nicholas Drive, seconded by Mr. Schwartz.

There being no questions, the roll was called.

Mr. O’Connell, Ms. Pangia, Mr. Schwartz, Mrs. Kolodi and Mr. Catrambone voted aye.

Ayes: 5
Nays: None

Motion Approved

Mr. Schwartz made a motion authorizing the payment of bills including all purchases made under the Cooperative Purchasing Agreement. The motion was seconded by Mrs. Kolodi.

There being no questions, the roll was called.

Mr. O’Connell, Ms. Pangia, Mr. Schwartz, Mrs. Kolodi and Mr. Catrambone voted aye.

Ayes: 5
Nays: None

Motion Approved

Mrs. Kolodi made a motion, seconded by Mr. Schwartz to accept the report of the Tax Collector, CFO and the Township Clerk.

There being no questions, the roll was called.

Mr. O’Connell, Ms. Pangia, Mr. Schwartz, Mrs. Kolodi and Mr. Catrambone voted aye.

Ayes: 5
Nays: None

Motion Approved

Mr. Schwartz made a motion granting the mercantile licenses listed below. The motion was seconded by Ms. Pangia.

- 1. Nitro Auto Sales – 207-17 Carriage Lane
- 2. Elite Motorsports – 207-5 Carriage Lane

There being no questions, the roll was called.

Mr. O’Connell, Ms. Pangia, Mr. Schwartz, Mrs. Kolodi and Mr. Catrambone voted aye.

Ayes: 5
Nays: None

Motion Approved

REPORTS

Ms. Eggers – No report.

Mr. Hatcher – Mr. Hatcher recognized Hugh McCurley for his service to the Township. Mr. Hatcher also reported that Billow Electric is coming into Underwood Blvd. and they are looking for employees for the second and third shift and we have posted this on Delran's website under job bank.

Solicitor, Mr. Long – No report.

Ms. Pangia – Ms. Pangia reported that the Mammogram van was at the Township building on March 7 and several woman took advantage of it. Ms. Pangia said she would like to have the Mammogram van come here about once or twice a year. Ms. Pangia reported that Jake's Place will have its next fundraiser on April 3 it is the "Wine don't Whine" event at Lamberti's.

Mr. Schwartz – Mr. Schwartz thanked the Middle School for inviting him and Ms. Pangia to speak to some of the students who are involved in the Teen Activism project.

Mr. O'Connell – Mr. O'Connell had no report but apologized for being a little late this evening.

Ms. Kolodi – No report.

Mr. Catrambone – Mr. Catrambone thanked Mr. McCurley on behalf of all of Council for his many years of service and wished him well in his retirement. Mr. Catrambone thanked Council for passing Ordinances 2016-02 and 03 which will address an issue in town with the abandoned properties and related issues that are associated with abandoned properties. These are the second and third steps in addressing those issues and Council will do everything they can from the legislative side to bring about results.

Mr. Paris – Mr. Paris thanked our engineering firm CME for applying for a grant from the New Jersey Economic Development Authority for a hazardous site remediation. The \$60,750 grant will allow us to investigate and report on the Abrasive Alloys property.

Another good news story is that Comcast recognized one of our Delran High School students, Julia Ma. Ms. Ma won \$1,000 Leaders and Achievers Scholarship.

Mrs. Kolodi stated that Julia does an unbelievable amount of community service and is a very giving young woman and she is pleased to hear of Julia's award.

Mayor Paris also thanked our Congressman Tom MacArthur who came to Delran two weeks ago to honor one of our past residents who was honored with a Purple Heart and six other medals

PUBLIC PORTION

Mrs. Kolodi made a motion, seconded by Mr. O'Connell to open the meeting to the public for any questions. All were in favor, the motion was approved.

Jeff Bodnar, 116 Kathleen Avenue, stated that he previously mentioned the condition of the sidewalk at 100 Patricia Avenue. He noticed that nothing had been done and realized the actual address is 101 Patricia Avenue. Mr. Bodnar stated that the sidewalk is up about 4".

Mr. Bodnar feels that the web is not updated sufficiently. He stated that this evening's meeting is a change of date and time and it was not on the web.

Mr. Catrambone stated that the home page did state the change and it was only the calendar that was not updated.

Mr. Bodnar stated that he often complains on the "report a concern" section of the web and he gets a response that the message was received but he does not see any action take place. Mr. Bodnar mentioned that 100 Patricia Avenue has a stump out in the street and since it is a corner property the stump is on the Diane Avenue side. The other property, 128 Kathleen Avenue, has an old TV that has been sitting out there for some time. In both cases these things have been out there for five months. Mr. Bodnar would like someone to contact the residents.

Mr. Paris said that we just hired someone for Property Maintenance issues and that should help these kind of issues.

Mr. Bodnar mentioned that he cannot stand Comcast but has no other choice for internet. Mr. Bodnar asked what is the story with FiOS in Delran.

Mr. Catrambone stated that when FiOS is ready to come to Delran they will come.

Mr. O'Connell stated that he works in Trenton and has access to some of the legislatures. He can reach out to the Chairman of Telecommunications because he knows that a lot of residents complain about Comcast and asked if there was any kind of recourse for the residents who have a problem with Comcast. He will report to Council if there is any kind of recourse when he has more information.

Mr. Bodnar asked about the insurance and pension system in the Township.

Mr. Hatcher stated that pension is under the New Jersey State Pension Plan. Local employees contribute toward their pension and it is matched by the Township. Health insurance is through the NJ State Health benefits program.

Mr. Bodnar asked how much an employee contributions towards the health care.

Mr. Hatcher stated it is a percentage from 15% to 40% based on salary and what type of health insurance they have.

Debbie Van Curen, 90 Cooper Avenue, stated that she is here this evening to represent some of the frustrated neighbors with concerns about 92 Cooper Avenue. About fifteen years ago, the house was purchased from Dr. Polino who kept one of the nicest yards in the whole town and his home was beautifully maintained. The new owners have neglected the home, the yard and even their fence. There is a continuous display of trash around the yard, including at times a toilet seat, a broken toilet, snow blower and trash everywhere. They neglect all maintenance. There is also a broken fence around the pool which is a safety issue as there are young children on the block. Mrs. Van Curen mentioned broken curbs on Cooper Avenue. A neighbor has put out branches which makes it hard for Mrs. Van Curen to pull into her driveway. However, she is not sure who they belong to.

Mr. Catrambone stated that there are certain things that Council can do and certain things that they cannot do. The broken fence to the pool is definitely an issue. Mr. Catrambone stated that Mr. Hatcher will be the point person for Mrs. Van Curen's complaints.

Mr. Hatcher stated that we have a new Property Maintenance Officer that is working more hours than we had in the past to handle these type of issues. Mr. Hatcher will give this complaint to the Property Maintenance Officer to start working on it immediately.

Councilman Schwartz asked Mr. Hatcher to make it a priority since the broken fence around the pool is definitely a safety issue.

Andrew Darling, 906 Oak Avenue, stated that it is his first time here tonight but now he is beyond rage. Two weeks ago his wife went grocery shopping at night and when she returned he heard her screaming. Mr. Darling went outside and found the pit bull dog from 903 Oak Avenue going after his wife. He brought his wife in and called 911 and the police came and the dog was still in the street. The occupants at 903 Oak Avenue got the dog inside the house and when the officer approached the house, the dog went after him as well. The officer came to the Darling's house to discuss the matter and to see if Mrs. Darling was okay. Mr. Darling told the officer this was not the first time that this has happened and he does not blame the dog. It is the owner of the dog that is to blame. Mr. Darling has small children and he fears that the dog will go after them. Mr. Darling stated that he feels that everyone is so busy protecting the bad guys that the good guys get forgotten.

Mr. Catrambone asked Mr. Hatcher to give an update on the situation as this is an ongoing battle with the property at 903 Oak Avenue.

Mr. Hatcher stated that the individual who owns the dog was cited for pet being unlicensed. They were fined \$100 and had to get the dog licensed within 14 days. That time is up and they will be back in court tomorrow. They will also be in court on three other issues.

Mr. Darling stated that a \$100 fine is not sufficient as there are children on the block that want to ride their bikes and they cannot because of the dog.

Mr. Long stated he will speak with the Prosecutor to get the issue with the dog handled in court tomorrow.

Mr. O'Connell asked what the Policer Officer did when the dog attacked the officer.

Mr. Darling stated that he was in the house at the time but the police officer said the resident told him the dog was a nice dog; however, the dog jumped at the police officer. The police officer stated he would report it to his Sergeant.

Mr. Darling stated that his next issue is that there are toddlers in the house and they never use car seats when they put the children in the car. They also scream at the young children with offensive language. Mr. Darling stated it is not fair to those children as well as all the children on the block.

Mr. Catrambone asked Mr. Long what can be done with the comments that Mr. Darling made about the children.

Mr. Long stated that the Township cannot do anything because they are not witnessing the incidents but Mr. Darling could get DYFS involved.

Mr. Darling stated everyone worries about retaliation because there are many cars coming up and down the street every day. Mr. Darling stated that he worries about his wife and children.

Mr. Darling stated he feels it is a bank issue at this point and we should be doing something to push the bank.

Mr. Long stated that Council adopted ordinances that will allow us to do more.

Mr. Catrambone stated that if Council had the authority to do something, it would have been done.

Mr. Darling stated that if they were legal taxpaying residents, he would have to deal with it but they are not. His children are not able to play outside.

Councilman Schwartz asked if the Township received an answer from the bank other than they said it was occupied. There are issues because it is not listed as a rental unit.

Mr. Long stated that as long as it is not vacant, there is not much that can be done. The bank is paying the taxes and probably the occupants are paying utilities.

Councilman Schwartz asked if under the ordinances passed today would that property fall under not "legally occupied".

Mr. Long stated that now that the ordinance is adopted, we can put them on the abandoned property list and if they do not contest it, it will be considered abandoned. Once it is abandoned, we can take control. Since adopted took place tonight the ordinance will take effect twenty days from the date of advertisement giving residents an opportunity to can appeal. After the twenty days, Council can act on this ordinance.

Mr. Darling stated that he hopes it get resolved before the summer.

Mr. O'Connell stated that as a council person it is frustrating to have these complaints over and over again and nothing being resolved. It seems that the residents of 903 Oak Avenue know how to get around the law. Mr. O'Connell stated that his concern is for the children in the area and the fact that the dog can attack anyone of them. It may not be the dog's fault but it is definitely a safety issue. Mr. O'Connell stated that he is outraged that something cannot be done especially about the safety of the children with the dog.

Mr. Long stated that he will attend the court hearing that is scheduled for tomorrow representing the township and the taxpayers.

Mr. Hatcher stated that we do have a vicious dog ordinance and something can be done.

Eric Faust, 310 Greenwood Avenue, stated that he lives next to 903 Oak Avenue and he has had four occurrences with the dog. Once when he was weed whacking his property in the summer, the dog came after him. Then two weeks ago, his wife was taking their dog outside and she was attacked by the dog but no one was injured, This past Saturday Mr. Faust was outside with his dog, who was on a leash, and the other dog hopped the fence and it charged at him and his dog. He had his mouth on his dog's neck and he had to kick the dog away. The dog did run off and the young guy who lives there came out and he was apologetic and asked Mr. Faust not to call the police. Mr. Faust stated that he was not aware of the other situations he now understands why he did not want the police called. The dog owner promised it would not happen again. Yesterday when his wife returned home for lunch and was getting out of the car, the dog came at her again and trapped her in the car. Mr. Faust went to the police and reported the incident but did not file a formal complaint.

Mr. Long stated that when he is in court he will let the judge know of these incidents.

The question came up what if the residents in questions do not show up in court. Mr. Long stated that a request will be made for either animal control or the police to pick up the dog.

Mike Lisicki, 905 Oak Avenue, stated that it is not only the dog, it is the people. The problem is the people do not secure the dog.

Mr. O'Connell stated that he has listened to everyone week after week and feels they are being made fools of by people that do not merit it. There are decent people who come to these meetings with all kinds of issues and it is bothersome especially tonight when the gentlemen talked about his kids.

Mr. Long stated that he understands everyone's frustration but this Council is being proactive. Mr. Long assured everyone that the dog will be taken care of tomorrow by the court.

Hope Sanderson, 904 Oak Avenue, stated that whenever anyone goes to their door, no one answers. How will anyone be able to get to the dog?

Mr. Long stated that whether or not they answer the door, someone will get to the dog.

Dave Reissman, 700 Fifth Street, asked about Community Park and the plans going forward. He asked what phases Council looking to achieve this year. He asked when the concession stand will be complete and when it will be placed on an agenda.

Mr. Catrambone stated it is not off the agenda. The Engineer has provided the final specs and there are a number of proposals. We have also been actively fundraising.

Mr. Reissman stated that he thought the concession stand was in the budget last year.

Mr. Catrambone stated that the Engineer provided all the specs to Council and now they can move forward.

Mr. Reissman asked if there is a plan that outlines the phases of development and the goals when they were be achieved. Mr. Reissman asked about the grants that Council is applying for to try to get things done and is there any information that the public can see on these grants.

Mr. Paris stated that the Township has applied for another round of the Municipal Park Grant from the County. If we receive it, it could be up to \$250,000.

Mr. Reissman stated that he is trying to see the stages of the projects and where the grant money has been spent. Is there list that shows the grant money the Township has received and where it has been spent.

Mr. Paris stated that the park was to be funded through the Park Grants, fundraising and creative ways to raise additional revenue. From the very beginning we told the residents it would take time to complete the project. Mayor and Council have been working very diligently with the Engineer to get the park to its current state while trying not to raise any taxes. Mr. Reissman said he did not ask anyone to raise taxes he just wants to see how the money the Township had was spent.

Mr. Reissman asked if there were fines assessed to the contractor for not completing the project on time.

Mr. Paris stated that no money was received by or assessed to the contractor.

Mr. Reissman stated that believed there was discussion at a prior meeting and he thought there was a substantial amount of money due from the contractor for penalties.

Mr. Hatcher stated that in order to receive compensation you have to prove harm and there was no indication that we were harmed financially. A decision was made to not go after damages. Mr. Hatcher stated that we paid \$1,800,000 to purchase the property and received \$1,100,000 in funding from the State and County. We have also receive three rounds of the Burlington County Park Grants for a total of 594,950 for the development of the park. The idea, when we stated the project, was to use the Open Space Fund to pay the debt service along with grants so that there would not be an impact the municipal budget. So far, we have been able to accomplish that.

Mr. Schwartz asked how much money was spent that was not grant money.

Mr. Hatcher stated that we are using the money from the Open Space Fund to pay the debt service.

Mr. Schwartz stated that he was under the impression that we were building the park based on grant money and that is not what is happening.

Mr. Hatcher answered that before many of the present Council members were on Council there was a decision made to pass an Open Space Tax and develop a park. The decision was then made to use those Open Space Funds collected on an annual basis and leverage that money through debt service with grants to go forward. We are received funds from the Open Space Tax along with grants and not Municipal Purpose Taxes.

Councilman Schwartz said no matter where it comes from it is still a tax. Mr. Schwartz wanted to know how much money was spent that was not grant money. Mr. Schwartz said he voted on 1.8 million. Mr. Hatcher said we have reports on everything we spent and he can get those reports. Mr. Hatcher explained the money received to date.

Thomas Morrow, 94 Pancoast Blvd., stated that being a former member of Council and one of the original members of Council that approved the purchase of that property which is now Community Park, let's not forget what was going to be built there. There could have been 300 plus single family homes built on that property. The Township saved the taxpayers a boat load of money by eliminating the building of homes on that property. Community Park was to be developed and it was going to take time. It was not intended to be just a sports complex, it was going to include other passive recreation such as walking trails. Mr. Morrow stated that Council needs to stop the arguing and do what they were elected to do. When he hears accusations of money being thrown around, he know that is not what is happening. Mr. Morrow stated that trusts Council and voted for each of them. Mr. Morrow stated that Council members need to stop abstaining from voting. They were elected to vote "Yes" or "no". If you do abstain then explain why you are abstaining.

Bob Kennedy, 18 Silverwood Drive, President of the Delran Athletic Association thanked Council because he knows it is a bad situation to be in because people are pointing fingers. Mr. Kennedy stated that we need to stop pointing fingers, posting things on Facebook and just get this park completed for the kids. Mr. Kennedy

Mr. Catrambone asked Mrs. Kolodi to give a report on the fundraising.

Mrs. Kolodi stated that she knows a lot of people have been questioning and pointing fingers and wanting to know what is happening and when is it going to get done. Mrs. Kolodi stated that she looks at the park as an ongoing adventure to build it. Mrs. Kolodi stated that she has been going around town with Mr. Kennedy and members of the AA to raise funds, beyond what the Township allocated, for items such as benches, scoreboards, dugouts, bleachers and the concession stand. Mrs. Kolodi stated that she feels some really good work has been accomplished. Mrs. Kolodi stated that she felt it was not a good idea to burden the little businesses in town and looked to go beyond for the big items and the big money. Mrs. Kolodi stated that she wanted to report what they have to date and are in no way done.

Beneficial Bank - \$12,500

Hunter's Glen Apartment Complex - \$12,500

Dooney's Pub - \$15,000

Jay's Landscaping - \$5,000

Long and Marmero - \$5,000

CME - \$3,000

Anonymous donor - \$2,500

The Kostic Memorial Fund - \$1,000

Subway - \$500

Tenby Chase Apartments \$500

Many businesses are getting banners for \$250. The VFW has already donated money to install the flag pole that was donated by Mr. Klumpp from the Willow Brook Country Club. The money mentioned so far amounts to \$59,500. That is just going out to people and explaining the needs for the kids, the teens, the Delran AA, the special needs program and the eventual Jake's Place playground.

Mrs. Kolodi stated that everywhere she goes, the people are ecstatic about the park and most of them say we know it is a long process and will take some time for completion. She understands the frustration with how long things take but feels that this community is pulling together for the park. Mrs. Kolodi feels anything is possible as long as everyone works together. Mrs. Kolodi stated that she is open to any suggestions that residents may have.

Mr. Reissman, 700 Fifth Street, stated that he appreciates the efforts and does not want to sound like he is bashing Council for what they have done so far; however, there was an original vision when this started and he feels more information needs to be put out as to where the vision is now and what has changed. It is not just about the ballfields but there is going to be a handicap field and Jake's Place at this park there is going to be a need for bathrooms.

Mr. Schwartz stated that is his issue. Two weeks ago it brought up that maybe Jake's Place shouldn't be at Delran Community Park. All these years into the project, now we are going to talk about changes. It we are going to build the park build it, currently it is serving no one. We need a plan, there is nothing in capital budget this year for the park.

Mr. Reissman stated that the park will be a good thing for our community. As far as tournaments, they will bring many people into the community which means more money will be spent in town. Council needs get the soccer community on board as many doubt there will be an all-purpose field built. Mr. Reissman stated that Council need to do a better job communicating to the residents.

Mr. Catrambone stated that he certainly understands. We were hoping to receive more grants for the park. We are trying to get things done without causing any financial hardship. Mr. Catrambone stated that he stopped going to Delran Residents' page because there is so much opinion based on zero fact. Mr. Catrambone stated that he is available to answer any questions a resident may have concerning the park.

Mrs. Kolodi said she agrees that the information should get out to the public.

Mr. Paris stated that perhaps our Engineers could put something together that we could post on the Township web site. Mr. Paris stated that when we first started talking about the park we talked about, baseball fields, softball fields, concession stand, and also a special needs field. There was talk about a concession stand with bathrooms and a multi-purpose soccer/Lacrosse/Football field. We are probably in Phase two or three of a six or seven phase project. Mr. Paris stated that heard concerns about Jake's Place and the amount of traffic that it would bring to the park.

Mr. Reissman stated that is why he feels the gates have to be opened up to the High School. This would allow for so much more parking.

Lisa Pagano, 20 Navy Drive, stated that it would be nice if the residents knew the costs from the beginning of the project along with future costs to upkeep everything Ms. Pagano stated that she sees money going to these things when she is having a hard time paying her taxes. Ms. Pagano mentioned that she heard they are considering putting a Dunkin Donuts at Bridgeboro and Hartford Road. Ms. Pagano stated that she feels traffic is bad at that location. There is wildlife out there and the ground is beautiful and we do not need a Dunkin Donuts.

Mr. Catrambone stated that this is private property that was sold. They do go to the Planning Board or Zoning Board for a variance based on the need and typically those boards will do their best to protect the Township. Mr. Catrambone stated that regarding Delran Community Park, Council is trying to keep taxes steady by using grant money for completion. That is causing the project to take longer than if we bonded the money for the completion.

Brian Gorman, 232 Split Rail Court, thanked Council for getting the Community Park started. Everything from the fundraising standpoint is fantastic. Mr. Gorman stated that his one concern, as a member of the Delran AA Board, is that they get forty to fifty people coming to their general meeting every month asking questions. For the most of the last two years, they have not had all the answers. Mr. Gorman is asking for a time line to be able to answer some of the questions. Mr. Gorman stated that the Delran AA wants to help with anything that is needed.

Mr. Gorman asked Mr. DeSanto if the Delran AA would have access to a water source to water the infields.

Mr. DeSanto stated that there is water at the facility but he will check further.

Mr. Gorman mentioned that the Summerhill football field is also in need of bathroom facilities along with four or five other facilities. Maybe Council could consider this in the future.

Bob Kennedy, 18 Silverwood Drive, asked if the turf field is suitable for the Special needs program. It was mentioned that there was a concern about the field.

Mr. Schwartz stated that there was a concern about the latex content as some special needs children have a problem with latex.

Mr. Kennedy stated that would be a concern for any child with a latex allergy.

Ms. Pangia stated that she cannot speak for Arlene Fox, who runs the program, but she believes they are not utilizing the field because of the bathrooms.

Mr. Hatcher stated that the Engineer indicated previously there is no latex in the turf.

Mr. Schwartz stated that he would like information on what material the turf contains.

Mr. Valesi, Township Engineer, stated that the turf complies with every safety standard that they are aware of. The turf is field turf and has been specified in about 20 to 30 different applications. He has never been asked if there is latex in the turf but they can provide Council with the material contained in the turf.

Mr. Gorman stated they used the turf field last summer and everything was fine.

Mr. Catrambone stated that the park was open last year for a number of events including for tournaments and practice.

There were no further questions.

Mr. O'Connell made a motion to close the meeting to the public, seconded by Mr. Schwartz. All were in favor, the motion was approved.

Mr. Schwartz made a motion, seconded by Mrs. Kolodi to adjourn the meeting. All were in favor, the meeting adjourned.

Submitted,

Jamey Eggers
Municipal Clerk